

ORDINANCE C-6-01

AN ORDINANCE FOR THE REZONING OF 25.435 ACRES LOCATED SOUTH OF QUAIL CREEK BOULEVARD AND EAST OF HOOVER ROAD FROM R-1B TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on January 23, 2001; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from R-1b to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 and 14081 *and being part of a 69.416 acre tract conveyed to White Oak Communities, Inc., as recorded in Official Records, 22180-H-01 and 22180-H-04, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.


SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 3-19-01
Effective: 4-18-01


Attest:

I Certify that this ordinance
is correct as to form.


Steven M. Bennett, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/A&E, Clerk of Council


Thomas Clark, Director of Law

C-6-01
EXHIBIT "A"

DESCRIPTION OF 25.435 ACRES EAST OF HOOVER ROAD BETWEEN QUAIL CREEK
BOULEVARD AND S.R. 665 PROPOSED TO BE REZONED

FROM: R-1b, SINGLE FAMILY RESIDENTIAL

TO: PUD-R, PLANNED UNIT DEVELOPEMNT, RESIDENTIAL

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of Surveys Nos. 6115 and 14081, Virginia Military Lands, also being part of a 69.416 acre tract conveyed to White Oak Communities, Inc. by deeds shown of record in Official Records 22180-H-01 and 22180-H-04, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin, set, in the southerly right of way line of Quail Creek Boulevard as shown on the plat of Quail Creek, Section No. 4 of record in Plat Book 86, Page 53 at the northwesterly corner of a 21.564 acre tract conveyed to Grove City Christian Church by deed shown of record as Instrument No. 199707240053842;

thence S 10° 46' 27" E, across said 69.416 acre tract and along the westerly line of said 21.564 acre tract, a distance of 967.31 feet to an iron pin, found, at an angle point in the southerly line of said 69.416 acre tract and at the southwesterly corner of said 21.564 acre tract;

thence along the southerly line of said 69.416 acre tract as follows:

S 75° 46' 48" W a distance of 425.85 feet, to an iron pin, found, at an angle point in the southerly line of said tract;

S 89° 54' 05" W a distance of 233.40 feet to a steel post at an angle point in the southerly line of said tract;

S 76° 34' 39" W a distance of 165.75 feet to a steel post at an angle point in the southerly line of said tract; and

S 44° 48' 10" W a distance of 113.62 feet to a point in the original centerline of S.R. 665;

thence along the original centerline of S.R. 665 as follows:

N 58° 45' 33" W a distance of 164.08 feet to a point, and

N 79° 07' 34" W a distance of 39.12 feet to the point of intersection of the original centerline of S.R. 665 with the centerline of Hoover Road

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TO: PUD-R, PLANNED UNIT DEVELOPEMNT, RESIDENTIAL

(CONTINUED)

thence N 4° 24' 53" E, along the centerline of Hoover Road, a distance of 1265.97 feet to a point at the southwesterly corner of the right of way of Hoover Road and Quail Creek dedicated by plat shown of record in Plat Book 78, Page 49;

thence S 85° 35' 07" E a distance of 50 feet to an iron pin, set, in the easterly right of way line of Hoover Road;

thence along the easterly right of way line of Hoover Road and the southerly right of way line of Quail Creek Boulevard as follows:

N 4° 24' 53" E a distance of 40 feet to an iron pin, set;

with a curve to the right having a radius of 20 feet, a delta angle of 90 degrees and a long chord that bears N 49° 24' 53" E a distance of 28.28 feet to an iron pin, set;

S 85° 35' 07" E a distance of 155 feet to an iron pin, set;

with a curve to the right having a radius of 460 feet, a delta angle of 30 degrees, and a long chord that bears S 70° 35' 07" E a distance of 238.11 feet to an iron pin, set; and

with a curve to the left having a radius of 940 feet, a delta angle of 22° 19' 33" and a long chord that bears S 66° 44' 54" E a distance of 363.97 feet to the place of beginning;

containing 25.435 acres, more or less.

C-6-01

